

Extract for Planned Development

Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

Reclassification Of Area Shown On Map Number 4-F.

(As Amended)

(Application Number 12595)

RPD 644 As Amended

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C2-4 General Commercial District and M2-4 General Manufacturing District symbols and indications as shown on Map Number 4-F in the area bounded by:

West 18th Street; South Federal Street; a line 141.06 feet south of West 18th Street; and South Clark Street,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District and Residential Planned Development Number 644 symbols and indications as shown on Map Number 4-F in the area bounded by:

West 18th Street; the alley next west of and parallel to South State Street; a line 115.03 feet south of West 18th Street; South State Street; West 19th Street; a line 78 feet west of South Clark Street; a line from a point 78 feet west of South Clark Street and 260 feet north of West 19th Street, to a point 295.45 feet north of West 19th Street and the west right-of-way line of South Clark Street; and South Clark Street,

to the designation of Residential Planned Development Number 644, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Residential-Planned Development Number 644,
As Amended.*

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 644, as amended, consists of approximately two hundred sixty-five thousand eight hundred seventy-four (265,874) square feet (six and ten hundredths (6.10) acres) and is owned and controlled by the applicant, JS II, L.L.C.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees (collectively, "Affiliates"). Any dedication or vacation of streets or alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its Affiliates and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its Affiliates and, if different than the applicant, the legal title holder and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the Affiliates and, if different than applicant, the legal title holder and any ground lessor. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. For purposes of this paragraph, "single designated control" shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property or any property owners association which may be formed to succeed the applicant, and any ground lessors.
4. This Plan of Development consists of these fourteen (14) statements plus: a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; an Existing Land-Use Map; and a Site/Landscape Plan and Building Elevations, dated February 11, 1999 prepared by KLLM Architects. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and

Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.

5. The following uses shall be permitted within the area delineated herein as Residential Planned Development: single-family attached and multi-family walk-up dwelling units and accessory parking.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking or storage of garbage receptacles (except for garbage pickup days) within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. No Part II approval shall be issued by the Department of Planning and Development until the plan for gated access has been reviewed and approved by the Department of Fire. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation, Bureau of Traffic.
8. In addition to the maximum height of the building and any appurtenances thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

11. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of Planning and Development (the "Commissioner"), upon the application for such a modification by the applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks or an increase in the maximum percent of land coverage.
12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers (A.S.H.R.A.E.) and the Illuminating Engineering Society (I.E.S.). Copies of these standards may be obtained from the Department of Planning and Development.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. Unless substantial construction has commenced on the twenty-four (24) dwelling units to be built on the property added to this Planned Development as a result of this amendment within six (6) years following adoption of this Planned Development, and unless completion

is thereafter diligently pursued, then this Planned Development shall expire and thereafter the zoning of the property shall automatically revert to the pre-existing Residential Planned Development Number 644 and R4 General Residence District classifications.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Property, Boundary and Right-of-Way Adjustment Map; Landscape/Site Plan; Landscape Plan (Park Parcel Only); and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 91330 through 91336 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Residential-Planned Development Number 644,
As Amended.*

Bulk Regulations And Data Table.

	Square Feet	Acres
Net Site Area:	265,874	6.10
Public Right-of-Way:	80,573	1.85
Gross Site Area:	346,447	7.95
Maximum Floor Area Ratio:	1.20.	
Maximum Number of Dwelling Units:	198.	
Minimum Number of Parking Spaces:	198 garage spaces.	
	124 open spaces.	

Minimum Setback Requirements:

Per Site Plan.

Maximum Building Height:

Per Elevations.

~~Reclassification Of Area Shown On Map Number 7-I.
(Application Number 12620)~~

~~Be It Ordained by the City Council of the City of Chicago:~~

~~SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 7-I in the area bounded by:~~

~~North Western Avenue; a line 50 feet south of and parallel to West George Street; the alley next west of and parallel to North Western Avenue; and West George Street,~~

~~to those of a B4-2 Restricted Service District and a corresponding use district is hereby established in the area above described.~~

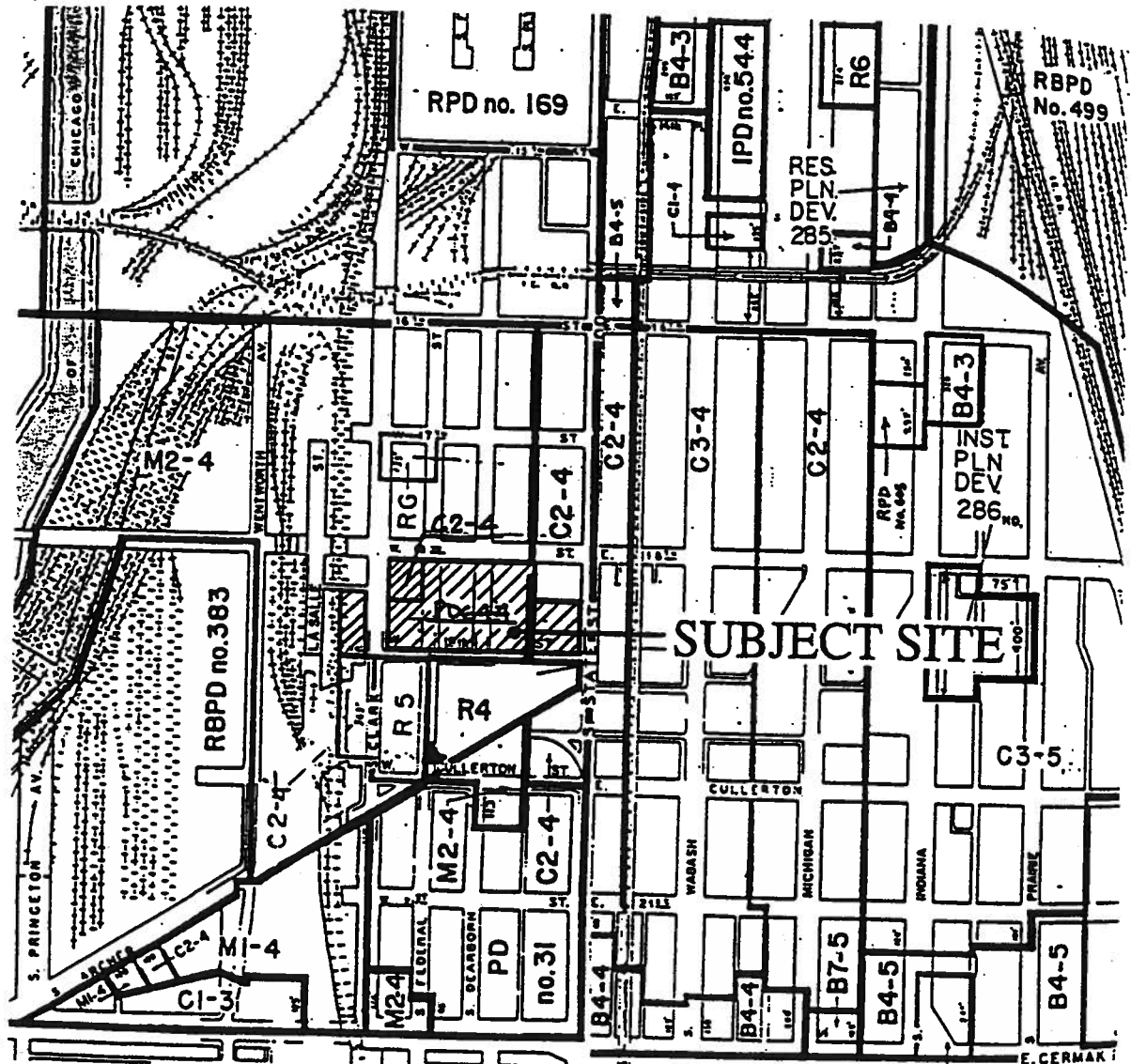
~~SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.~~

~~Reclassification Of Area Shown On Map Number 8-F.
(Application Number 12578)~~

~~Be It Ordained by the City Council of the City of Chicago:~~

(Continued on page 91337)

Existing Zoning Map.




APPLICANT:
ADDRESS:
DATE:
REVISED:

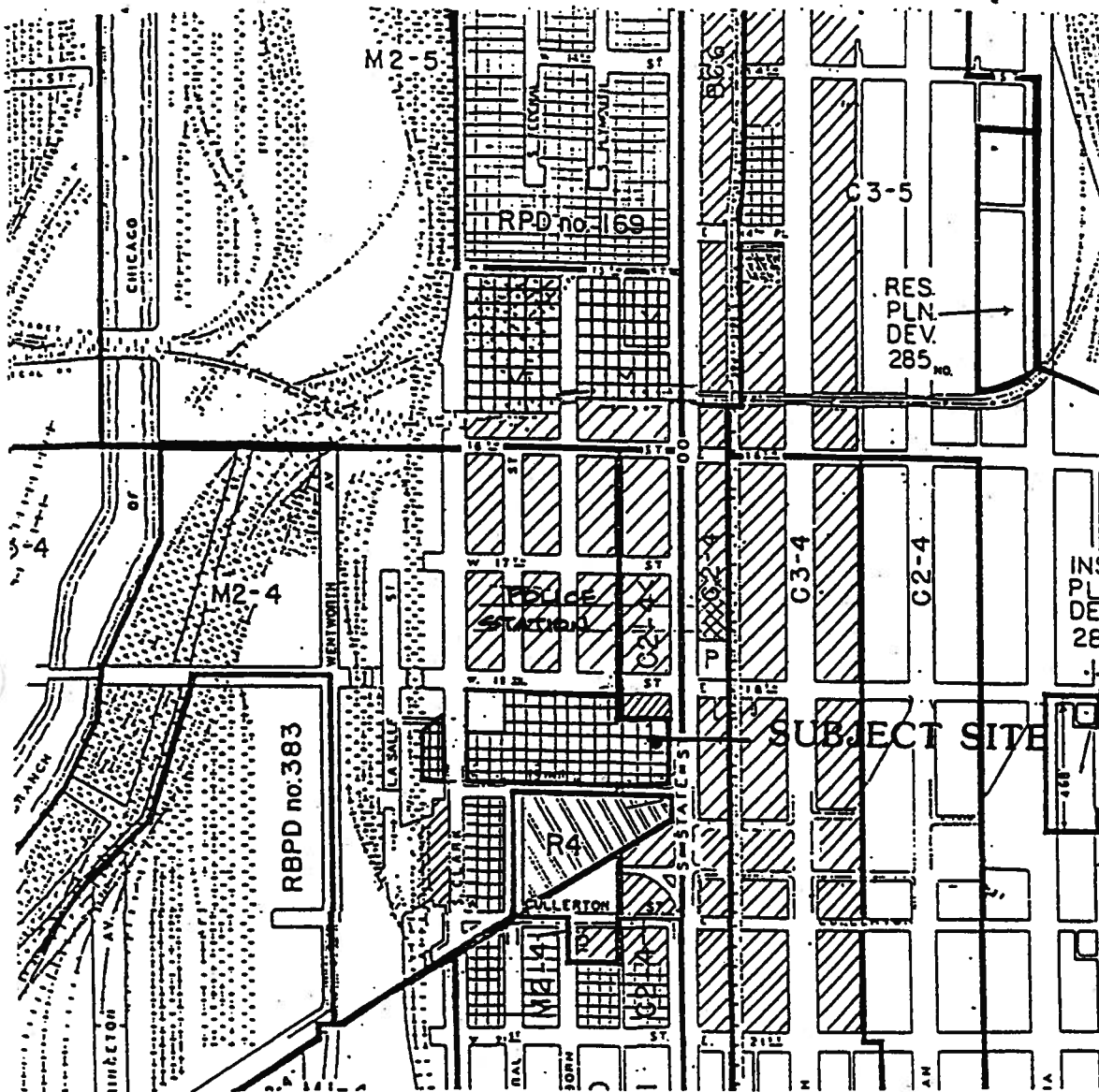
JS II, L.L.C.
1812 S. STATE STREET
DECEMBER 1, 1998

LEGEND

 SUBJECT PROPERTY

 NORTH
SCALE: 1" = 500'

Existing Land-Use Map.



APPLICANT: JS II, L.L.C.
 ADDRESS: 1812 S. STATE STREET
 DATE: DECEMBER 1, 1998
 REVISED:

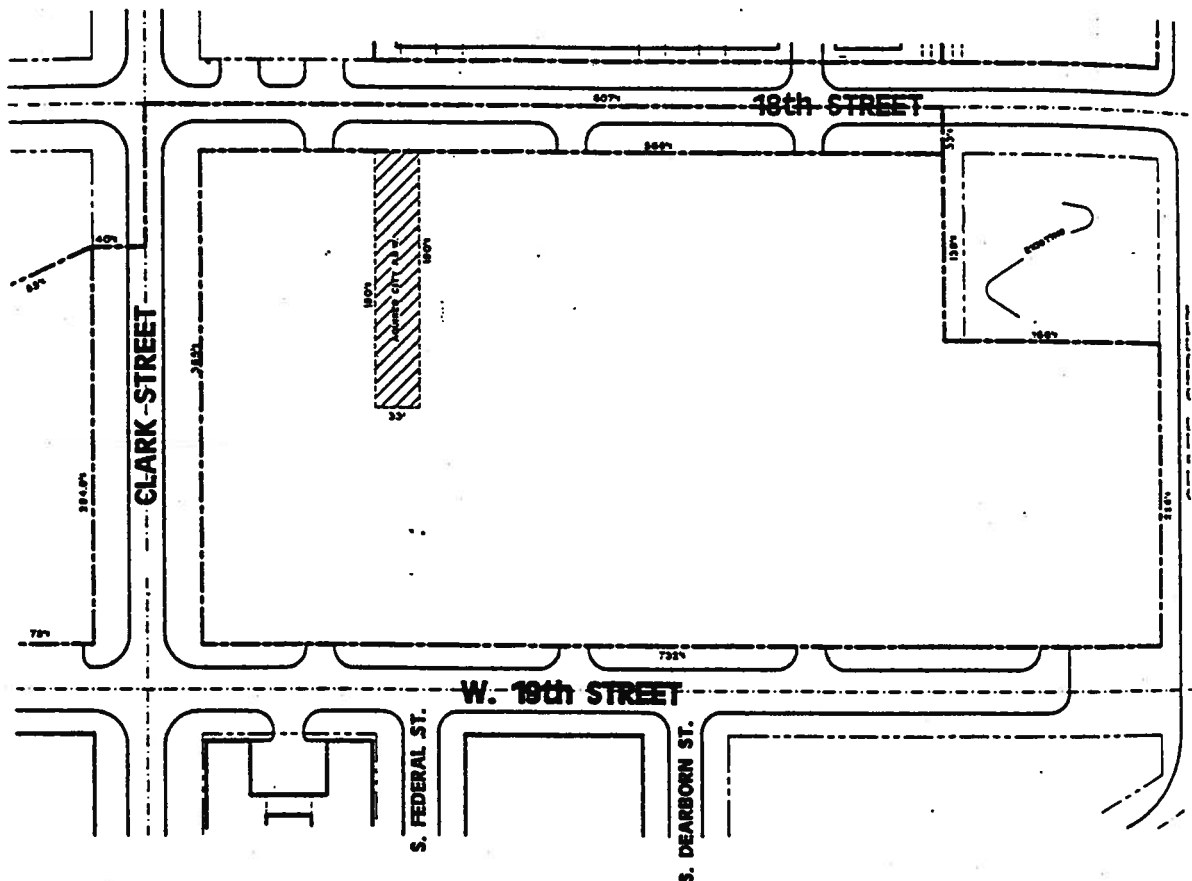
LEGEND

- SUBJECT SITE
- VACANT
- RESIDENTIAL
- BUSINESS
- MANUFACTURING
- PARK
- SCHOOL






SCALE: 1" = 500'


Planned Development Property, Boundary And
Right-Of-Way Adjustment Map.



APPLICANT: JS II, L.L.C.
ADDRESS: 1812 S. STATE STREET
DATE: DECEMBER 1, 1998
REVISED:

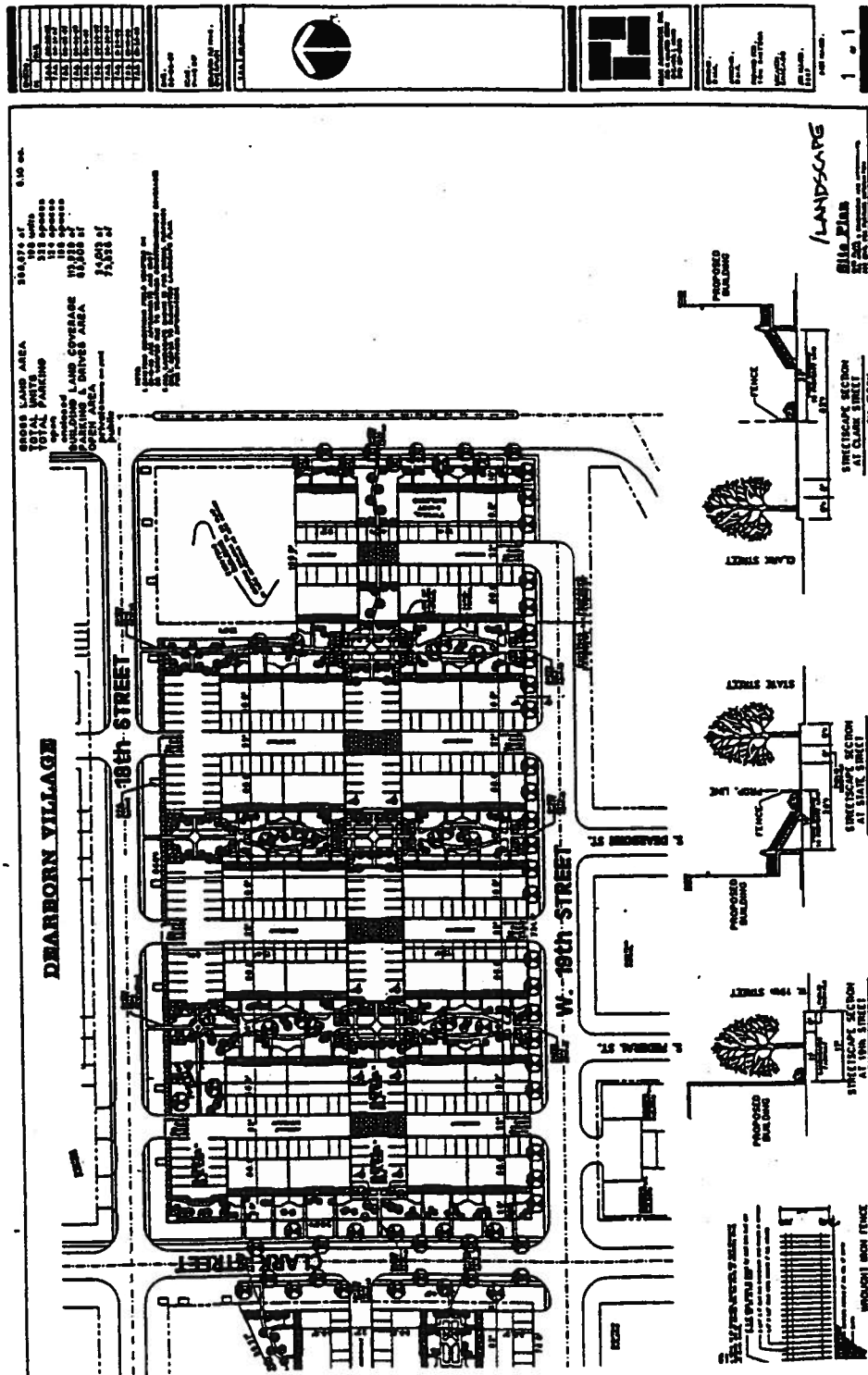
LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  DIMENSIONED PROPERTY LINE
-  AREA TO BE VACATED

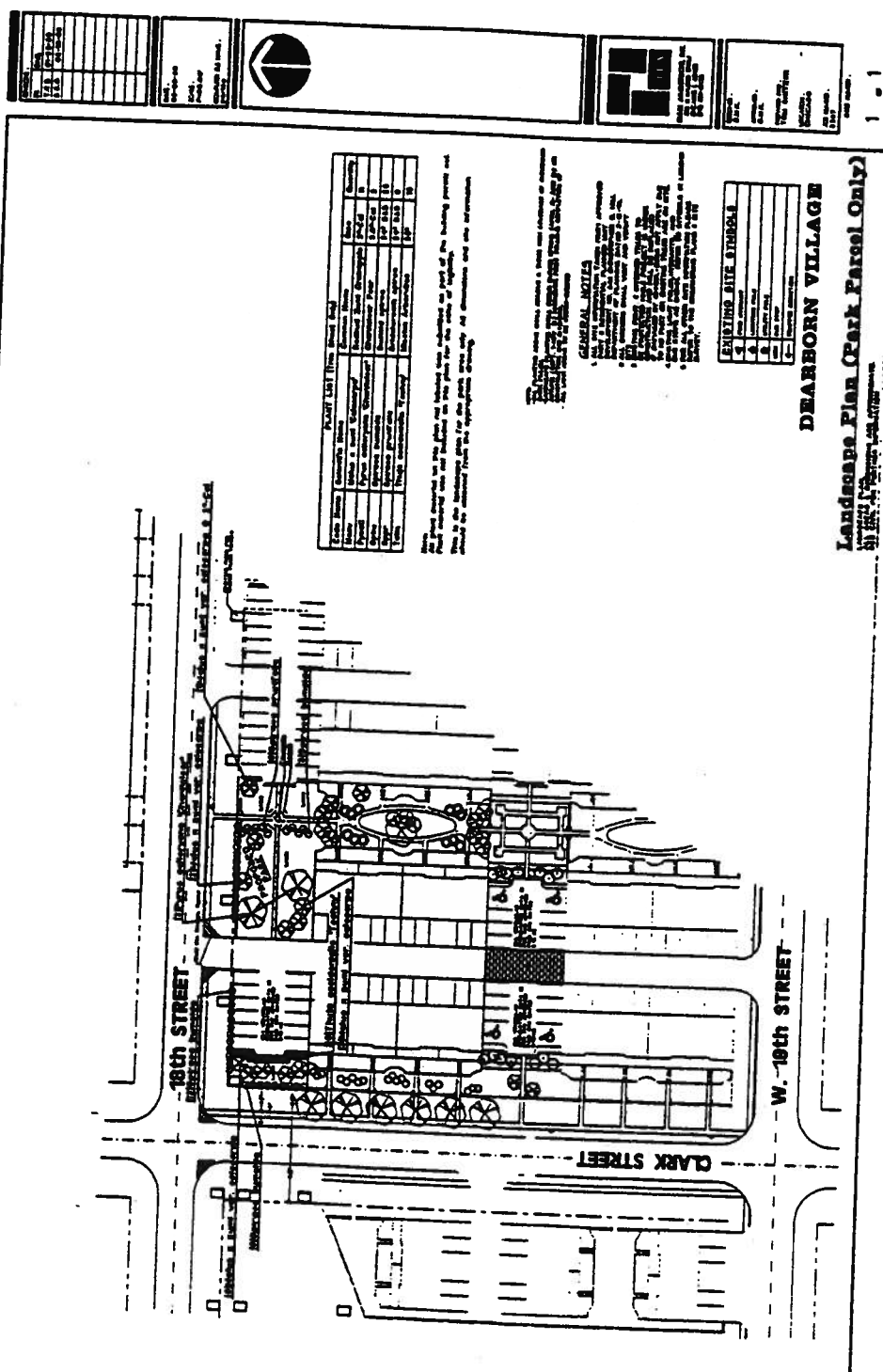
 NORTH
SCALE: 1" = 500'

Landscape/Site Plan.

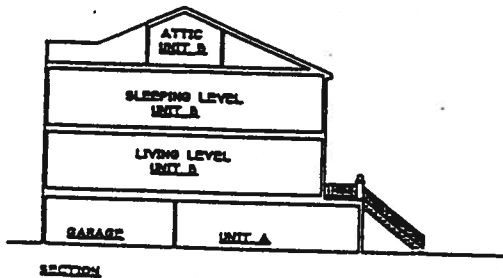
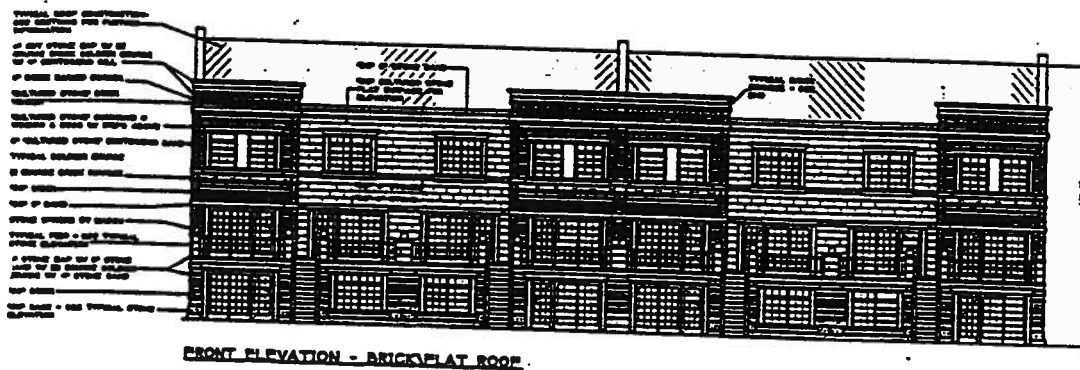
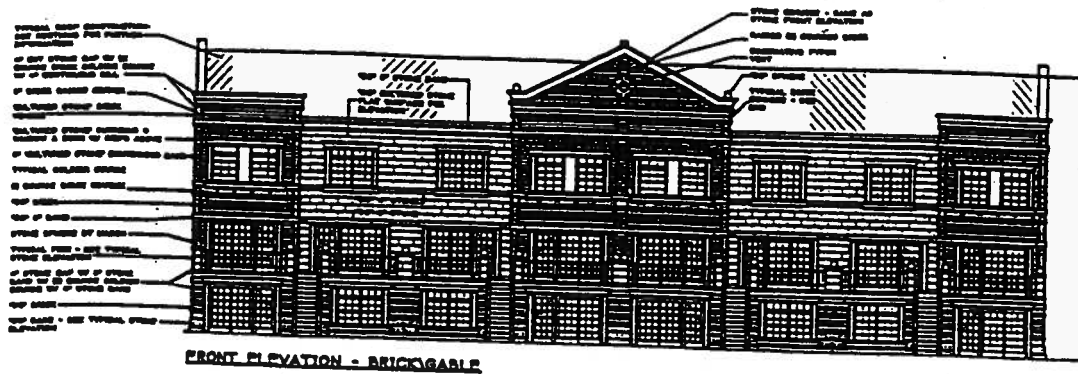
1812 S. STATE STREET
DECEMBER 1, 1998



Landscape Plan.
(Park Parcel Only)



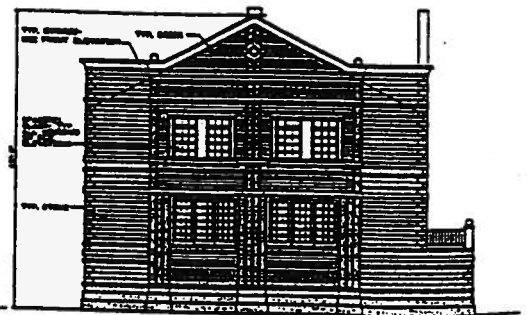
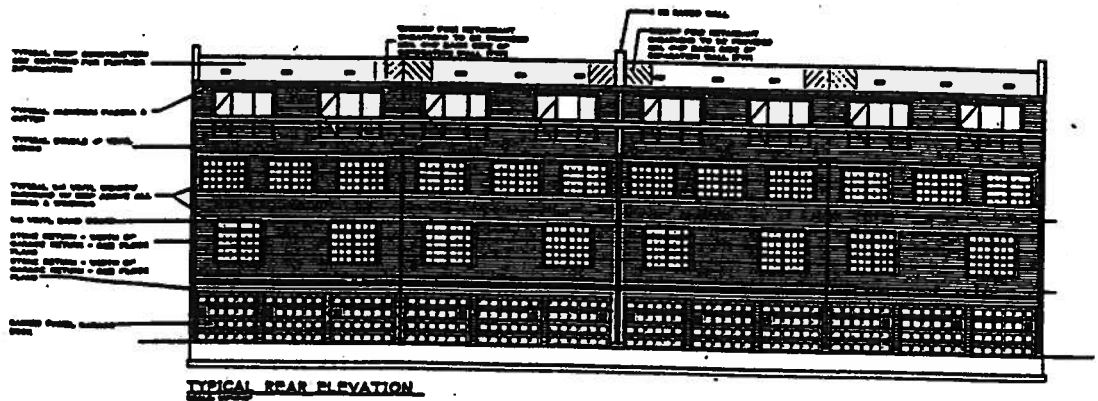
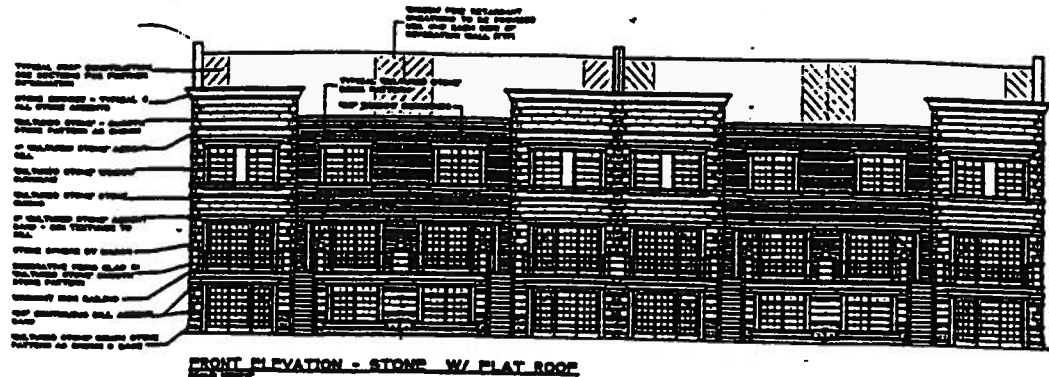
Building Elevations.
(Page 1 of 2)



BUILDING ELEVATIONS

APPLICANT: JSII, LLC.
ADDRESS: 1812 S. STATE STREET
DATE: DECEMBER 1, 1998
REVISED:

Building Elevations.
(Page 2 of 2)



BUILDING ELEVATIONS

APPLICANT: JSII, LLC.
ADDRESS: 1812 S. STATE STREET
DATE: DECEMBER 1, 1998
REVISED:

to those of an R3 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 4-F.
(Application Number A-3710)*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M2-4 General Manufacturing District symbols and indications as shown on Map Number 4-F in the area bounded by:

West 16th Street; South Federal Street; West 17th Street; and South Clark Street,

to those of a B1-1 Local Retail District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 4-F.
(As Amended)
(Application Number 12058)*

RPD 644

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M2-4 General Manufacturing District, C2-4 General Commercial District and R5 General Residence District symbols and indications as shown on Map Number 4-F in the area bounded by:

West 18th Street; the alley next west of and parallel to South State Street; a line 115.03 feet south of West 18th Street; South State Street; West 19th Street; a line 78 feet west of South Clark Street; a line from a point 78 feet west of South Clark Street and 260 feet north of West 19th

Street to a point 295.45 feet north of West 19th Street and the west right-of-way line of South Clark Street; South Clark Street; a line 150 feet north of West 19th Street; a line 67.03 feet east of South Clark Street; and a line 175 feet north of West 19th Street and South Federal Street,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map Number 4-F in the area bounded by:

West 18th Street; the alley next west of and parallel to South State Street; a line 115.03 feet south of West 18th Street; South State Street; West 19th Street; a line 78 feet west of South Clark Street; a line from a point 78 feet west of South Clark Street and 260 feet north of West 19th Street to a point 295.45 feet north of West 19th Street and the west right-of-way line of South Clark Street; South Clark Street; a line 150 feet north of West 19th Street; a line 67.03 feet east of South Clark Street; and a line 175 feet north of West 19th Street and South Federal Street,

to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential Planned Development Number 644.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development consists of approximately two hundred twenty-five thousand three hundred fifty-nine (225,359) square feet (five and eighteen one-hundredths (5.18)) acres and is owned or controlled by the Applicant, 701 W. Jackson L.L.C.

7. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking or storage of garbage receptacles (except for garbage pick-up days) within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. No Part II approval shall be issued by the Department of Planning and Development until the plan for gated access has been reviewed and approved by the Department of Fire. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation, Bureau of Traffic.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks or an increase in the maximum percent of land coverage.

7/30/97

UNFINISHED BUSINESS

50941

Residential Planned Development Number 644.

Bulk Regulations And Data Table.

	Square Feet	Acres
Net Site Area:	225,359	5.18
Public Right-of-Way:	68,400	1.57

	Square Feet	Acres
Gross Site Area:	293,759	6.75

Maximum Floor Area Ratio: 1.12.

Maximum Number of Dwelling Units: 174.

Minimum Number of Parking Spaces: 174 garage spaces.
100 open spaces.

Minimum Setback Requirements: Per Site Plan.

Maximum Building Height: Per elevations.

*Reclassification Of Area Shown On Map Number 4-F.
(As Amended)
(Application Number 12075)*

Be It Ordained by the City Council of the City of Chicago:

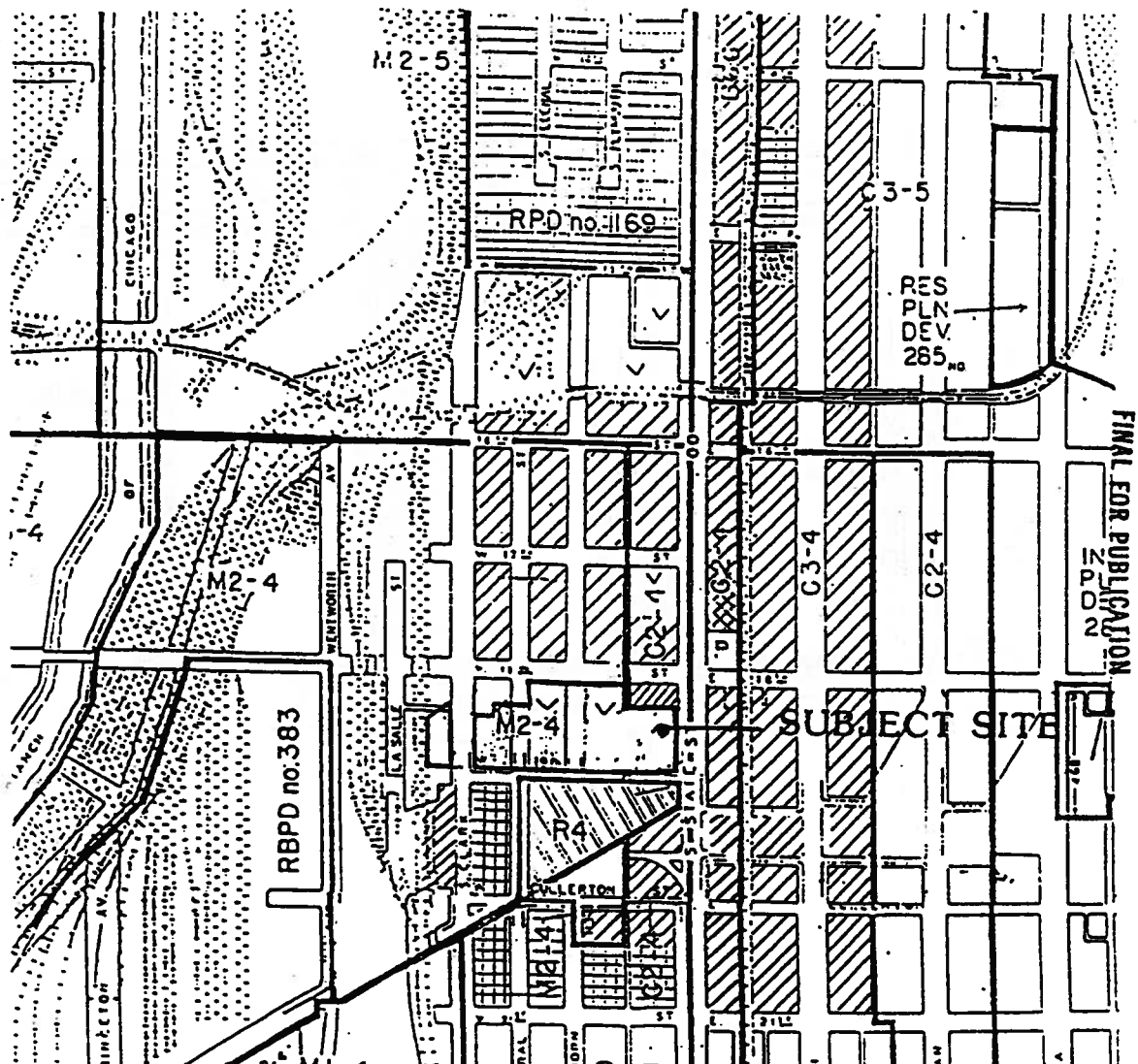
(Continued on page 50948)

7/30/97

UNFINISHED BUSINESS

50943

Existing Land-Use Map.










APPLICANT: 701 W JACKSON, LLC
437 S. PINE
ARLINGTON HTS, IL 60005

ADDRESS: 1812 S. STATE.

DATE: APRIL 14, 1997 REV. June 19, 1997

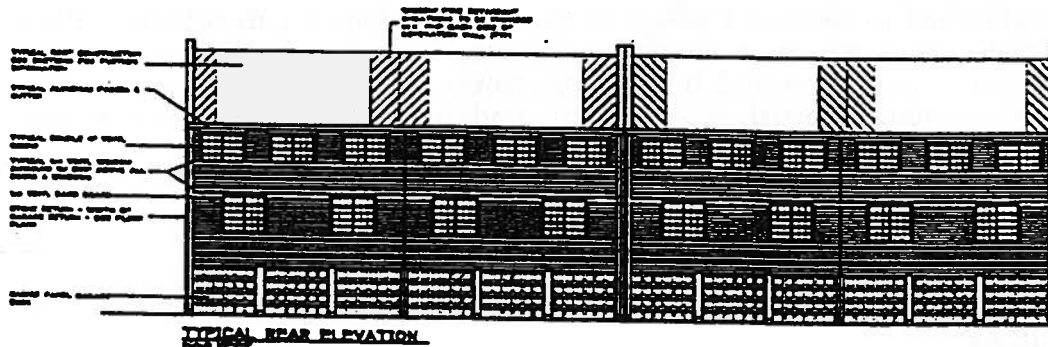
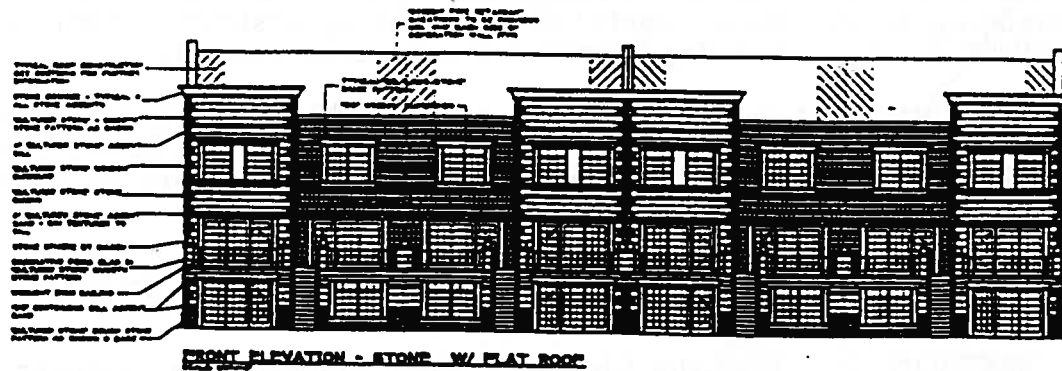
LEGEND

-  SUBJECT SITE
 VACANT
 RESIDENTIAL
 BUSINESS
 MANUFACTURING
 PARK
 SCHOOL

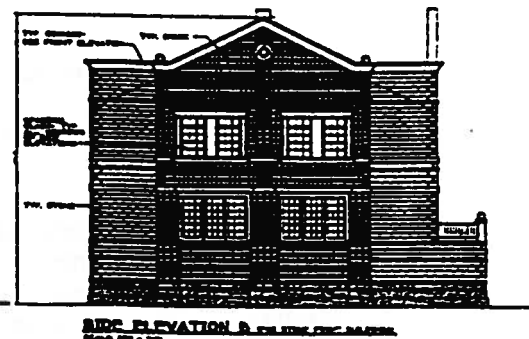
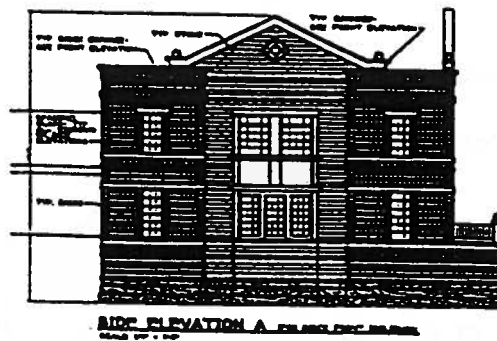
NORTH

SCALE: 1" = 500'

Building Elevations.



FINAL FOR PUBLICATION



701 W. JACKSON LLC.
CHICAGO, ILLINOIS

REVISED: JUNE 19, 1957